

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

| |
|---|
| 193 Southern Road, Heidelberg West Vic 3081 |
|---|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| |
|-----------|
| \$670,000 |
|-----------|

 &

| |
|-----------|
| \$730,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$716,250 |
|-----------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|-----------------|
| Heidelberg West |
|-----------------|

Period - From

| |
|------------|
| 01/01/2023 |
|------------|

 to

| |
|------------|
| 31/12/2023 |
|------------|

 Source

| |
|------|
| REIV |
|------|

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 148 Southern Rd HEIDELBERG WEST 3081 | \$725,000 | 27/09/2023 |
| 2 | 18 Boyd Cr HEIDELBERG WEST 3081 | \$717,500 | 16/09/2023 |
| 3 | 101 Ramu Pde HEIDELBERG WEST 3081 | \$701,000 | 07/10/2023 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

| |
|------------------|
| 01/02/2024 16:10 |
|------------------|



Property Type:
Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median House Price

Year ending December 2023: \$716,250

Comparable Properties



148 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 624 sqm approx



18 Boyd Cr HEIDELBERG WEST 3081 (REI/VG) Agent Comments



Price: \$717,500

Method: Auction Sale

Date: 16/09/2023

Rooms: 4

Property Type: House (Res)

Land Size: 590 sqm approx



101 Ramu Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$701,000

Method: Auction Sale

Date: 07/10/2023

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx